



Natalia Alward <alwardn@grafton-ma.gov>

Fwd: 244 Worcester St Traffic

Christopher McGoldrick <mcgoldrickc@grafton-ma.gov>
To: Natalia Alward <alwardn@grafton-ma.gov>

Wed, Jan 12, 2022 at 2:04 PM

----- Forwarded message -----

From: **DAVID ROBBINS** <robbins.dave@verizon.net>
Date: Tue, Jan 4, 2022 at 2:57 PM
Subject: [244 Worcester St Traffic](#)
To: Chris McGoldrick <mcgoldrickc@grafton-ma.gov>

Chris,

I've been thinking that it might be informative for the Board to hear about traffic impacts at other similar warehouse developments, for comparison with what the applicant's traffic study shows.

Most helpful would be actual experience from warehouses of similar size and use that have been in operation for at least a year or two. I don't know of any, unfortunately, and it would probably not be helpful to know about traffic generated by last-mile warehouses or fulfillment centers, as they would have a different mix of truck traffic. I'm not sure how to go about finding warehouses that would be appropriate for comparison, but if you have any ideas, it could be helpful.

One relevant example I do know of, though it is still under development and thus won't give us an example of actual traffic, is in Bellingham. It's known as the "Mechanic Street Warehouse" and is located at 160 Mechanic St. (I know of it only because I drive past the location frequently as I travel between Grafton and Franklin.) Its size is in the 350K sq ft range, and it appears to have about 70 loading docks, with an intended use that appears to be similar to the 244 Worcester St proposal. It's just off of Route 140 (Mechanic St), with a new public way being constructed to carry its traffic.

The Bellingham Planning Board's decision requires installation of a traffic signal at the new intersection, subject to satisfying the conditions for a warrant, and until a signal is installed, the developer is to pay for a police detail at the intersection during the morning and afternoon peak hours. I haven't been able to find the traffic study for this project on the Bellingham website, so I don't know what the study projected for traffic, and thus can't say why the Board believed that a signal was necessary. But I did find another recent study involving Mechanic St, which shows traffic volumes very similar to the Worcester St traffic volumes used in the [244 Worcester St](#) traffic study. So at least from the perspective of existing traffic, the situations seem similar.

It might be worthwhile if you could reach out to the Bellingham planner to see if you can get a copy of the traffic study for that project, for the purpose of comparing the two projects' traffic projections.

Cheers,
Dave

--
Christopher McGoldrick
Town Planner

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